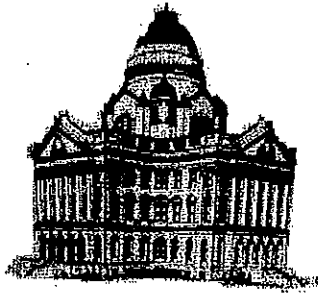


JOAN HOGGARTH
LUZERNE COUNTY CLERK OF RECORDS
DIVISION OF JUDICIAL SERVICES AND RECORDS



Recorder of Deeds Division
Luzerne County Courthouse
200 N. River Street
Wilkes-Barre, PA 18711
(570) 825-1641

***RETURN DOCUMENT TO:**

JESSICA EILEEN WITT
2016 SPRING RUN DIR
FREDERICK, MD 21702

Instrument Number - 201802171

Recorded On 1/12/2018 At 9:25:52 AM

* Instrument Type - DECLARATION

Invoice Number - 937790 User ID: LY

***Total Pages - 25**

* Grantor - WYMAN-GORDON PENNSYLVANIA, LLC PENNSYLVANIA DEPARTMENT OF ENVIRO

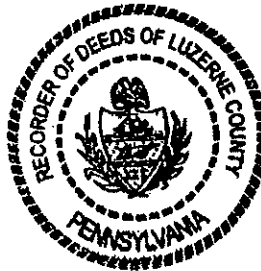
* Grantee - WYMAN-GORDON PENNSYLVANIA, LLC PENNSYLVANIA DEPARTMENT OF ENVIRO

* Customer - JESSICA EILEEN WITT

***FEES**

PA WRIT TAX	\$0.50
COUNTY RECORDING FEE	\$58.00
COUNTY ARCHIVES FEE	\$2.00
RECORDER'S ARCHIVES FEE	\$3.00
TOTAL PAID	\$63.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Luzerne County, Pennsylvania



Joan Hoggarth
Joan Hoggarth
Clerk of Records
Recorder of Deeds Division

PARCEL IDENTIFICATION NUMBER

M9-A-5A

Total Property Identification Numbers: 1

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 201802171

BOOK: 3018 PAGE: 7682

Environmental Covenant

CERTIFIED PROPERTY IDENTIFICATION NUMBER
MUNICIPALITY Wright Twp
PIN MAP M9 BLOCK A LOT 5A
TRANSFER DIVISION
DATE 1-12-18
MAPPING CLERK

When recorded, return to:
Attn: Roy Blickwedel
The General Electric Company (GE)
Global Operations, Environment, Health & Safety
475 Creamery Way
Exton, PA 19341

The County Parcel Identification No. of the Property is: 64-M9-00A-05A-000
GRANTOR: Wyman-Gordon Pennsylvania, LLC
PROPERTY ADDRESS: 701 Crestwood Road, Mountain Top, Wright Township,
Luzerne County, Pennsylvania 18707.

ENVIRONMENTAL COVENANT

This Environmental Covenant is executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517 (UECA). This Environmental Covenant subjects the Property identified in Paragraph 1 to the activity and/or use limitations in this document. As indicated later in this document, this Environmental Covenant has been approved by the Pennsylvania Department of Environmental Protection (Department).

1. **Property affected.** The property affected (Property) by this Environmental Covenant is located in Mountain Top, Wright Township, Luzerne County.

The postal street address of the Property is: 701 Crestwood Road, Mountain Top, PA, 18707.

The latitude and longitude of the center of the Property affected by this Environmental Covenant is: Approximately 41° 8' 28.3194" North Latitude and 75° 53' 11.3994" West Longitude.

The Property has been known by the following name(s): King Fifth Wheel Company (1954), Smith Aerospace Components, Inc. (2002), Unison Engine Components (2007). The DEP Primary Facility ID# is: 621436

A complete description of the Property is attached to this Environmental Covenant as Exhibit A. A map of the Property is attached to this Environmental Covenant as Exhibit B.

2. **Property Owner / GRANTOR.** Wyman-Gordon Pennsylvania, LLC, is the owner(s) of the Property and the GRANTOR of this Environmental Covenant.

3. **Property Owner's Mailing Address.** Attn. Ruth A. Beyer, Wyman-Gordon Pennsylvania, LLC, C/O 4650 SW Macadam Avenue, Suite 400, Portland, Oregon 97239-4242

4. **Holder(s) / GRANTEE(S)**. The following is/are the GRANTEE(s) and a “holder,” as that term is defined in 27 Pa. C.S. § 6502, of this Environmental Covenant: The General Electric Company (GE) Global Operations, Environment, Health & Safety, 41 Farnsworth St, Boston, MA 02210, for itself and for its indirect wholly owned subsidiary Unison Engine Components, Inc.

5. **Description of Contamination & Remedy**. The Property has been used for the manufacture of gas turbine engine ring components since 1954, when the King Fifth Wheel Company relocated its gas turbine engine ring components manufacturing facility to Mountain Top. In 2002, the King Fifth Wheel Company was purchased by Smith Aerospace Components, Inc., which in turn was purchased by Unison Engine Components (UEC), an indirect wholly owned subsidiary of GE, in 2007. In July 2011, UEC was acquired by Wyman-Gordon Forgings, the forged product division of Precision Castparts Corporation, which continues to manufacture gas turbine engine super alloy rings using cold forming techniques. The Property consists of approximately 13.5 acres zoned for industrial use; approximately 2.6 acres of the property is improved with a 69,050-square-foot building structure and a 48,850-square-foot parking area.

A Notice of Intent to Remediate (NIR) for the Site was submitted to PADEP in 8 July, 2011. Remedial investigation (RI) activities were conducted at the Site during 2011. The Combined Remedial Investigation, Remedial Action, and Final Report (Amec Foster Wheeler, 2017) that was submitted to PADEP on June 23, 2017, with revisions submitted on November 8, 2017, describes the site conditions discussed below, and was approved on December 5, 2017.

The RI consisted of a comprehensive investigation of soil, groundwater, sediment and surface water. Results of the RI identified the following areas of concern:

- Transformer Yard (soil): Polychlorinated biphenyls (PCBs) and Volatile Organic Compounds (VOCs)
- Former Septic tank (soil): nickel
- Groundwater: VOCs, Polycyclic Aromatic Hydrocarbons (PAHs) and nickel

Soils with PCB and VOC impacts up to a depth of 7.5 feet bgs were excavated from the Transformer Yard during a remedial action overseen by USEPA and PADEP. The highest PCB concentrations were observed along the building wall and results of post-excavation sampling indicated that residual soil with elevated concentrations remained in the northern portion of the Transformer Yard excavation at depths greater than 7.5 feet bgs, as shown on Figure 1. Further excavation beyond 7.5 feet bgs would have compromised the integrity of the building and therefore could not be safely conducted. Accordingly, the excavation was backfilled and covered with an EPA-approved cap for PCBs. The EPA-approved cap eliminates any exposure pathways to soils with residual PCB impacts. The building eliminates any exposure pathways to soils below the floor slab with residual PCB impacts.

Septic tank closure activities included the removal of the septic tank and gravel bedding around the septic tank. Following the removal of the septic tank, two soil samples for

nickel analysis were collected from the excavation bottom. Resulting nickel concentrations were 101 and 44 mg/Kg. The nonresidential soil MSC for nickel (based on the soil to groundwater numeric value) is 650 mg/Kg. Following sample collection, the excavation was backfilled with virgin quarry spoils.

Groundwater impacts above the nonresidential groundwater MSC are limited to the following:

- Dissolved nickel at wells MW-6, MW-7 and MW-8
- Three PAHs (benzo(a)pyrene, benzo(g,h,i)perylene, and dibenzo(a,h)anthracene) with concentrations slightly above the MSC at well MW-8.

As there are no water supply wells on the Property there are no completed pathways for contact with groundwater at the Property.

6. **Activity & Use Limitations.** The Property is subject to the following activity and use limitations, which the current owner of the Property, and its tenants, agents, employees and other persons under its control, shall abide by:

a. **No Groundwater Use.** Except for wells to investigate or monitor groundwater conditions, conduct environmental response activities, or to dewater the Property for construction purposes, no wells shall be drilled, bored or otherwise constructed or used on the Property. Moreover, groundwater shall not be extracted or used for any purpose whatsoever, including, without limitation, industrial, commercial, domestic, residential, potable, agricultural or irrigation purposes. Under no circumstances shall groundwater withdrawn from the Property be used for any purpose prohibited under this paragraph. Annual inspections of well water use will be conducted to confirm that water supply wells have not been installed at the subject property and at properties in a downgradient orientation with respect to the subject property and within 2,500 feet of wells with confirmed concentrations of regulated compounds above the Statewide Health Standard.

b. **Limited Use Only:** The property and any buildings and other improvements to be erected thereon shall be used only and solely for commercial office, industrial, warehouse, retail or wholesale purposes and for no other purpose notwithstanding that other uses may be permitted by applicable zoning or other ordinances now or in the future affecting the Property.

c. **Maintenance of the Concrete Cap in the Transformer Yard and the Manufacturing Building Floor Slab:** The concrete surface cap in the Transformer Yard area and the manufacturing building floor slab, shown on Figure 1, shall be maintained in good condition. An annual inspection of the capped areas will be performed by the then current property owner (or designated person) to document that maintenance is being performed to maintain their integrity.

d. **Soil Management Plan:** Any invasive excavation of soil at the Property beneath the concrete cap in the Transformer Yard area or within the footprint of the current manufacturing building as depicted in Sheet 1 attached as Exhibit B hereto must

be conducted in accordance with the Soil Management Plan, attached as Exhibit C hereto.

7. **Notice of Limitations in Future Conveyances.** Each instrument hereafter conveying any interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

8. **Compliance Reporting.** After written request by the Department or by the end of June on a biennial basis following the annual inspection and water supply review, the then current owner of the Property shall submit, to the Department and any Holder listed in Paragraph 3, written documentation stating whether or not the activity and use limitations in this Environmental Covenant are being abided by. In addition, within 1 month after any of the following events, the then current owner of the Property shall submit, to the Department and any Holder listed in Paragraph 3, written documentation: noncompliance with the activity and use limitations in this Environmental Covenant; transfer of the Property; changes in use of the Property; or filing of applications for building permits for the Property and any proposals for any site work, if the building or proposed site work will affect the contamination on the Property subject to this Environmental Covenant.

9. **Access by the Department.** In addition to any rights already possessed by the Department, this Environmental Covenant grants to the Department a right of reasonable access of the Property in connection with implementation or enforcement of this Environmental Covenant.

10. **Recording & Proof & Notification.** Within 30 days after the date of the Department's approval of this Environmental Covenant, the Grantee GE shall file this Environmental Covenant with the Recorder of Deeds for each County in which the Property is located, and send a file-stamped copy of this Environmental Covenant to the Department within 60 days of recording. Within that time period, the Grantee GE also shall send a file-stamped copy to each of the following: Wright Township, Pennsylvania; Luzerne County, Pennsylvania; Wyman-Gordon Pennsylvania, LLC (Attention: Ruth Beyer).

11. **Termination or Modification.**

(a) This Environmental Covenant may only be terminated or modified in accordance with 27 Pa. C.S. §§ 6509 or 6510, or in accordance with this paragraph.

(b) This Environmental Covenant may be amended or terminated as to any portion of the Property that is acquired for use as state highway right-of-way by the Commonwealth provided that: (1) the Department waives the requirements for an environmental covenant and for conversion pursuant to 27 Pa. C.S. §6517 to the same extent that this Environmental Covenant is amended or terminated; (2) the Department determines that termination or modification of this Environmental Covenant will not adversely affect human health or the environment; and (3) the Department provides 30-days advance written notice to the current property owner, each holder, and, as

practicable, each person that originally signed the Environmental Covenant or successors in interest to such persons.

(c) This Environmental Covenant shall terminate upon attainment, in accordance with 35 P.S. §§ 6026. 101 – 6026.908, with an unrestricted use remediation standard for the above-described contamination at the Property. The Department must approve, in writing, of such termination.

(d) In accordance with 27 Pa. C.S. § 6510(a)(3)(i), Grantor hereby waives the right to consent to any amendment or termination of the Environmental Covenant by consent; it being intended that any amendment to or termination of this Environmental Covenant by consent in accordance with this Paragraph requires only the following signatures on the instrument amending or terminating this Environmental Covenant: (i) the Holder at the time of such amendment or termination; (ii) the then current owner of the Property and (iii) the Department.

12. **Department's address.** Communications with the Department regarding this Environmental Covenant shall be sent to: Program Manager, Environmental Cleanup and Brownfields Program, Pennsylvania Department of Environmental Protection, at 2 Public Square, Wilkes-Barre, PA 18701.

13. **Severability.** The paragraphs of this Environmental Covenant shall be severable and should any part hereof be declared invalid or unenforceable, the remainder shall continue in full force and effect between the parties.

ACKNOWLEDGMENTS by Owner(s) and any Holder(s), in the following form:

Date: 12/21/2017

Wyman-Gordon Pennsylvania, LLC, Grantor

By: Ruth A. Beyer

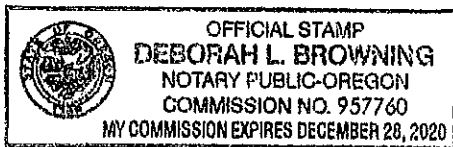
Name: Ruth A. Beyer

Title: Senior Vice President, General Counsel & Secretary

State of OR
(D) COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Multnomah) SS:

On this 21 day of December, 2017 before me, the undersigned officer, personally appeared Ruth A. Beyer [Owner, Grantor] who acknowledged himself/herself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Deborah L. Browning
Notary Public

Date: 20 DEC 2017

General Electric Company, Grantee
Global Operations, Environment, Health & Safety
By: Roy Blickwedel
Name: Roy Blickwedel
Title: Sr. Project Manager, Remediation

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Montgomery) SS:

On this 20th day of December, 2017, before me, the undersigned officer, personally appeared Roy Blickwedel [Holder, Grantee] who acknowledged himself/herself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mary T. Sullivan, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires April 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

In witness whereof, I hereunto set my hand and official seal.

Mary T. Sullivan
Notary Public

APPROVED, by Commonwealth of Pennsylvania,

Date: 1/8/18

Department of Environmental Protection
By: Eric Supey
Name: Eric Supey
Title: Environmental Cleanup and Brownfields Program
Manager - NERO

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Luzerne) SS:

On this 8th day of January, 2018, before me, the undersigned officer, personally appeared Eric Supey, who acknowledged himself/herself to be the ECB Manager [Title] of the Commonwealth of Pennsylvania, Department of Environmental Protection, Northeast [insert name of regional office], whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Karen Shedlock
Notary Public

Commonwealth Of Pennsylvania - Notary Seal
Karen Shedlock, Notary Public
Luzerne County
My Commission Expires October 12, 2021
Commission Number 1322057



DELEGATION OF AUTHORITY

In accordance with the provisions of Paragraph (C) of the General Electric Company Board of Directors' Resolution #10855 dated April 26, 1988, as revised December 20, 1991, March 9, 2007 and November 6, 2009 relating to the Execution of Contracts and Other Instruments, I, Ann R. Klee, Vice President, Environment, Health and Safety of the General Electric Company hereby delegate to Roy Blickwedel, Sr. Project Manager - Remediation, Global Operations, OneEHS, the authority to execute on behalf of the General Electric Company, instruments imposing Environmental Covenants, access agreements or other instruments relating to the following conveyance(s):

- **Unison Mountaintop:** Of the real property including the land and improvements located at 701 Crestwood Road, Mountain Top, Wright Township, Luzerne County, Commonwealth of Pennsylvania.

Dated this 19th day of December, 2017.

A handwritten signature in black ink, appearing to read 'A. R. Klee', is written over a horizontal line.

Ann R. Klee
Vice President
Global Operations - Environment, Health & Safety
General Electric Company

Figure

Exhibit A of Environmental Covenant
Property Description

EXHIBIT A
(Property Description)

ALL those certain pieces or parcels of land situate in the Township of Wright, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point in the Northerly sideline of the One hundred (100) foot wide County Road, known as Crestwood Drive, and in the Westerly sideline of lands heretofore conveyed by the Greater Wilkes-Barre Industrial Fund, Inc., to King Fifth Wheel Company;

THENCE from said beginning point and along the Westerly line of said other lands now or formerly of King Fifth Wheel Company, North 1 degree 54 minutes West, Four hundred sixty-eight and seventy-six one-hundredths (468.76) feet to a point, said point being the most Northwesterly corner of said other lands of King Fifth Wheel Company;

THENCE from said point and by a line in the Westerly projection of the Northerly line of said other lands of King Fifth Wheel Company, South 88 degrees 6 minutes West, Fifty (50) feet to a point;

THENCE from said point and by a line parallel with and Fifty (50) feet distant, measured in a Westerly direction perpendicular to and from the first above described line. South 1 degree 54 minutes East, four hundred forty-four and forty one-hundredths (444.40) feet to a point in the aforesaid Northerly sideline of the County Road;

THENCE from said point and along the Northerly sideline of the County Road, by a curve to the right in a Southeasterly direction for an arc distance of Fifty-five and sixty-three one-hundredths (55.63) feet to a point, the place of beginning. Said curve having a radius of Four hundred eighty-five and twenty-eight one-hundredths (485.28) feet and a chord with a course of South 65 degrees 56 minutes 17 seconds East for a distance of Fifty-five and sixty-one one-hundredths (55.61) feet.

CONTAINING 0.524 acre of land be the same more or less, and being a part of the tract of land laid out in the Warrant name of John Brink, and being a part of the same land conveyed to the Greater Wilkes-Barre Industrial Fund, Inc., by deed from Margaret E. Behrens and Carl F. Goeringer, dated April 13, 1954, and recorded in Luzerne County Deed Book 1233 at page 26.

TOGETHER WITH the right of use for Road and/or Utility purposes of a Fifty (50) foot wide strip of land adjoining the Westerly sideline of the herein described premises, and extending four hundred forty (440) feet, more or less, in a Northerly direction from the County Road to other lands now or formerly of the Greater Wilkes-Barre Industrial Fund, Inc.

EXCEPTING AND RESERVING out of the above described premises only an undivided one-half (½) interest in all oil and gas underlying the said premises as reserved on prior deeds in the line of title.

The Grantor, for itself, its successors and assigns, covenants and agrees with the Grantee, its successors and assigns, that no testing, drilling, or other exploratory work for oil and gas shall be done on the said premises without the prior written consent of the then owners of the said premises.

TRACT NO. 2:

BEGINNING at the most Northeasterly corner of lands now or formerly of King Fifth Wheel Company, said beginning point being distant One thousand two hundred forty-seven and ninety-five one-hundredths (1247.95) feet measured in a course of North 1 degree 54 minutes West along the line between lands now or formerly of King Fifth Wheel Company, and lands now or formerly of the Glen Summit Springs Water Company, Inc., and along the line between lands now or formerly of King Fifth Wheel Company, and lands now or formerly of the Glen Summit Company, from the most Northeasterly sideline of the Fifty (50) foot wide County Road known as Crestwood Drive;

THENCE from said beginning point and along the Northerly line of lands now or formerly of King Fifth Wheel Company, South 88 degrees 6 minutes West, Six hundred fifty (650) feet to a point;

THENCE from said point and through lands now or formerly of the Greater Wilkes-Barre Industrial Fund, Inc., by the two following described lines: (1) North 1 degree 54 minutes West, Seventy (70) feet to a point; and (2) North 88 degrees 6 minutes East, Six hundred fifty (650) feet to a point in the Westerly line of lands now or formerly of Glen Summit Company;

THENCE from said point and along the line of said lands, South 1 degree 54 minutes East Seventy (70) feet to a point, being the most Northeasterly corner of lands now or formerly of King Fifth Wheel Company, the place of beginning.

CONTAINING 1.045 acres of land, be the same more or less.

TRACT NO. 3:

BEGINNING at a point on the Northeasterly sideline of the Fifty (50) foot wide County Highway leading in an Easterly direction from State Highway Number 170 to State Highway 40040 near the Foster Wheeler Company Plant, and in the Westerly sideline of lands now or formerly of the Glen Summit Springs Water Company, Inc.;

THENCE from said beginning point and along the Westerly sideline of lands now or formerly of the Glen Summit Springs Water Company, Inc. and of lands now or formerly of the Glen Summit Company, North 1 degree 54 minutes West, One thousand two hundred forty-seven and ninety-five one-hundredths (1,247.95) feet to a point;

THENCE from said point and along the line of other lands now or formerly of the Greater Wilkes-Barre industrial Fund, Inc., South 88 degrees 6 minutes West Six hundred (600) feet to a point;

THENCE from said point and continuing along the line of other lands now or formerly of the Greater Wilkes-Barre Industrial Fund, Inc., South 1 degree 54 minutes East Five hundred twenty-seven and fourteen one-hundredths (527.14) feet to a point on the said Northeasterly side line of the County Highway;

THENCE from said point and along the Northeasterly sideline of the County Highway, first by a curve to the right in a Southeasterly direction for an arc distance of One hundred forty-one and thirty-nine one-hundredths (141.39) feet to a point of tangent in said Highway sideline. Said curve having a radius of Four hundred thirty-five and twenty-eight one-hundredths (435.28) feet with a chord having a course of South 49 degrees 35 minutes East for a distance of One hundred forty and seventy-seven one-

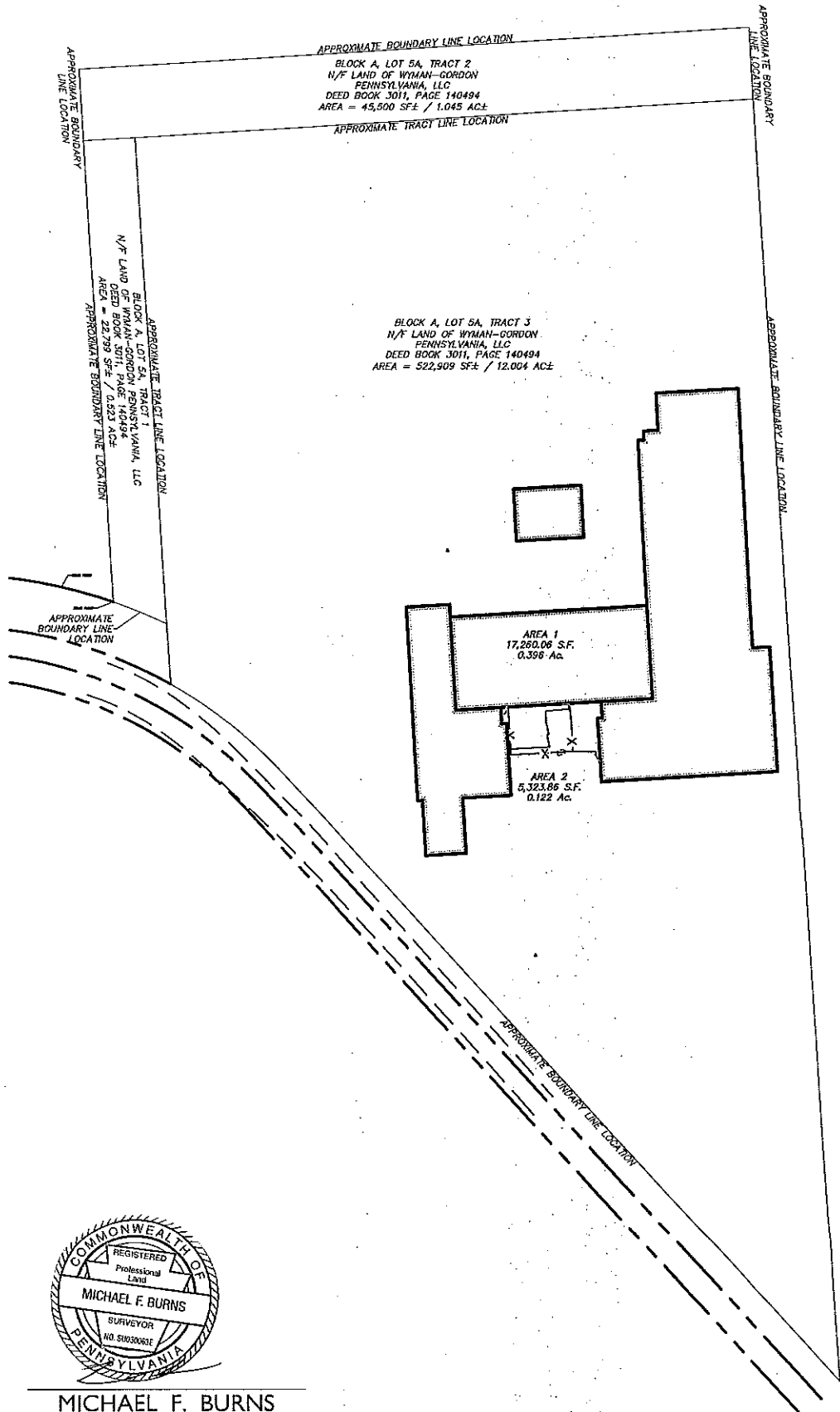
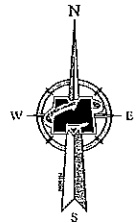
hundredths (140.77) feet and second, by a tangent with a course of South 40 degrees 17 minutes West, for a distance of Seven hundred ninety-eight and sixty-seven one-hundredths (798.67) feet to a point in the Westerly sideline of lands now or formerly of the Glen Summit Springs Water Company, Inc., the place of beginning.

NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

CONTAINING 12.00 acres of land be the same more or less.

PROPERTY IDENTIFICATION NO: 64-M9-00A-05A-000

Exhibit B of Environmental Covenant
Partial Topographic Survey



MICHAEL F. BURNS
PENNSYLVANIA REGISTERED PROFESSIONAL
LAND SURVEYOR - LICENSE NUMBER: S050063-E
DATE: 1/3/18



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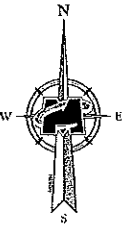
REV	DATE	DRAWN BY	DESCRIPTION

PARTIAL
TOPOGRAPHIC SURVEY
FOR
**AMEC FOSTER
WHEELER**
BLOCK A, LOT 5A
MOUNTAIN TOP
TOWNSHIP OF WRIGHT
LUZERNE
COMMONWEALTH OF
PENNSYLVANIA

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OVERALL MAP			
SCALE	DATE	DRAWN BY	CHECKED BY
1"=100'	01/02/2018	MB	MB
PROJECT NUMBER		DRAWING NAME	
17031104		BLOCK A, LOT 5A, TRACT 2 & 3	
SHEET TITLE			
OVERALL MAP			
SHEET NUMBER			
1 of 3			

BENCHMARK #4
N: 360638.5630
E: 2481821.4950
ELEV: 1538.29



BUILDING

BUILDING

BLDG. F.F.
ELEV. = 1542.05

AREA 1
17,260.06 S.F.
0.396 Ac.

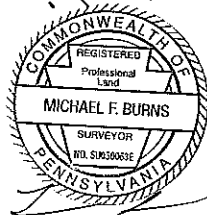
WYMAN GORDON BUILDING
"MANUFACTURING AREA"

BUILDING

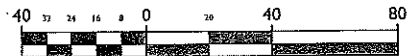
AREA 2
5,323.06 S.F.
0.122 Ac.

CRESTWOOD ROAD
ASPHALT

BENCHMARK #2
N: 360244.9380
E: 2481905.5560
ELEV: 1546.02



MICHAEL F. BURNS
PENNSYLVANIA REGISTERED PROFESSIONAL
LAND SURVEYOR - LICENSE NUMBER: SU50063-E
DATE: 1/3/18



SCALE: 1" = 40'



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 ■ Columbia, MD
 ■ Charleston, NC

REV	DATE	DRAWN BY	DESCRIPTION

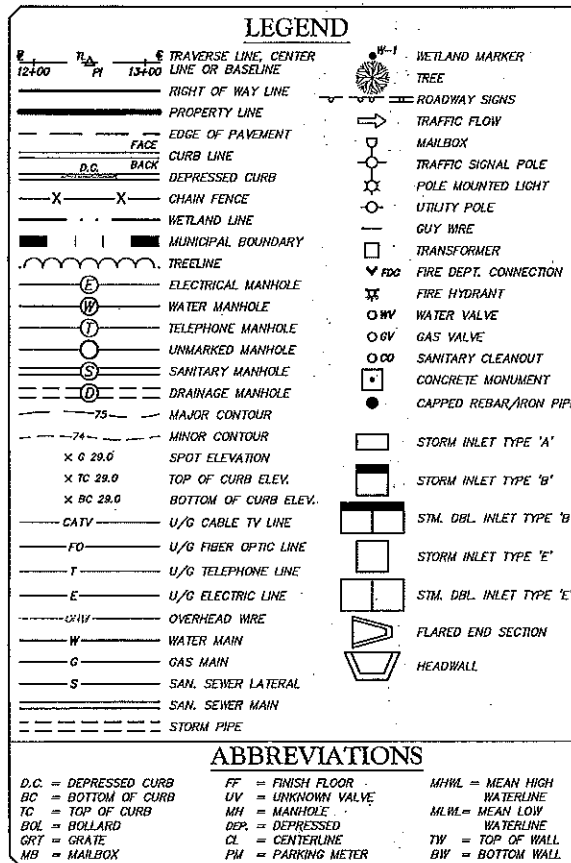
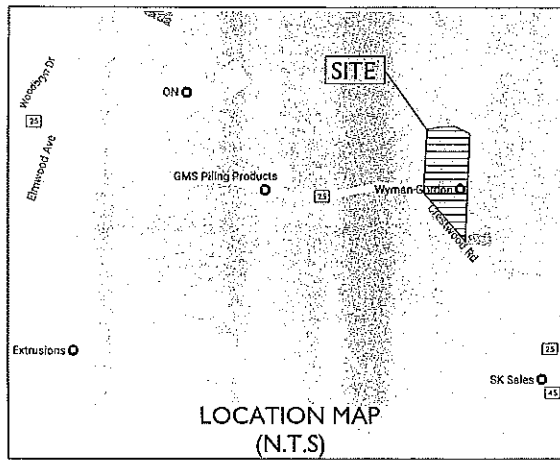
PARTIAL
TOPOGRAPHIC SURVEY
FOR
**AMEC FOSTER
WHEELER**
BLOCK A, LOT 5A
MOUNTAIN TOP
TOWNSHIP OF WRIGHT
LUZERNE
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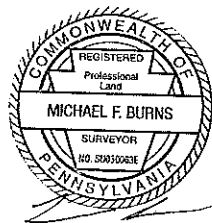
MT. LAUREL OFFICE
2500 Delaware Drive
Suite 100
Mount Laurel, NJ 08054
Phone: 856.777.8811
Fax: 856.777.8100

SITE DETAIL			
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	01/03/2018	BP	MB
PROJECT NUMBER	DRAWING NUMBER	SHEET NUMBER	
17001910A	17001910A-3	SHEET 151	
SITE DETAIL			
CRESTWOOD ROAD			
2 of 3			



INFORMATION OF FACT

- THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED ON MAY 11, 2017, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "COMMONWEALTH STATE REGISTRATION BOARD OF PROFESSIONAL ENGINEERS, LAND SURVEYORS AND GEOLOGISTS" THE INFORMATION DEPICTED HEREON, CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY BELOW THE SURFACE AND NOT VISIBLE. ACCORDINGLY THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.
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- HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), (PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - NORTH ZONE)
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- THE SURFACE SHOWN IS TAKEN FROM THE DATA COLLECTED ON MAY 11, 2017



MICHAEL F. BURNS
 PENNSYLVANIA REGISTERED PROFESSIONAL
 LAND SURVEYOR - LICENSE NUMBER: SU50063-E
 DATE: 1/3/18

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PARTIAL TOPOGRAPHIC SURVEY FOR AMEC FOSTER WHEELER BLOCK A, LOT 5A MOUNTAIN TOP TOWNSHIP OF WRIGHT LUZERNE COMMONWEALTH OF PENNSYLVANIA					
811 PROTECT YOURSELF! CALL BEFORE YOU DIG. 1-800-4-A-SHIELD. VISIT: WWW.CALL811.COM					
MAP, NOTES AND LEGEND SCALE: 1" = 40' DATE: 01/03/2018 DRAWN BY: MB CHECKED BY: MB PROJECT NO.: 17031910A SHEET NO.: 3 OF 3					

Exhibit C of Environmental Covenant
Soil Management Plan

Exhibit C
SOIL MANAGEMENT PLAN
November 2017

INTRODUCTION

This Soil Management Plan (SMP) has been prepared for the commercial/industrial property located at 701 Crestwood Road, Mountain Top, Pennsylvania (the "Site"), currently owned by Wyman-Gordon Pennsylvania, LLC. This SMP applies to all below ground work and soil excavations that may be completed beneath the concrete cap in the Transformer Yard area or within the footprint of the current manufacturing building as depicted in Exhibit B of the Environmental Covenant.

Soil exposure at the Site is prevented by the presence of a United States Environmental Protection Agency (EPA)-approved cap and the manufacturing building floor slab covering remaining polychlorinated biphenyl (PCBs) contamination beneath these areas. Soil contamination above nonresidential media specific concentrations were not detected elsewhere on the site.

BACKGROUND

The Site is located in a commercial/industrial park in Mountain Top, Pennsylvania. The Property has been used for the manufacture of gas turbine engine ring components since 1954, when the King Fifth Wheel Company relocated its gas turbine engine ring components manufacturing facility to Mountain Top. In 2002, the King Fifth Wheel Company was purchased by Smith Aerospace Components, Inc., which in turn was purchased by Unison Engine Components (UEC), an indirect wholly owned subsidiary of GE, in 2007. In July 2011, UEC was acquired by Wyman-Gordon Pennsylvania, LLC, which continues to manufacture gas turbine engine super alloy rings using cold forming techniques. The Property consists of approximately 13.5 acres zoned for industrial use; approximately 2.6 acres of the property is improved with a 69,050-square-foot building structure and a 48,850-square-foot parking area; of this improved area, approximately 0.518 acres is subject to this Soil Management Plan.

A property map is provided in Exhibit B. The area subject to this Soil Management Plan is depicted on Exhibit B of the Environmental Covenant.

A remedial investigation (RI) was performed in 2011. The RI consisted of a comprehensive investigation of soil, groundwater, sediment and surface water. Results of the RI identified the following area of concern subject to this SMP:

- Transformer Yard (soil): Polychlorinated biphenyls (PCBs) and Volatile Organic Compounds (VOCs)

Soils with PCB and VOC impacts up to a depth of 7.5 feet bgs were excavated from the Transformer Yard during a remedial action (Combined Remedial Investigation, Remedial Action, and Final Report, Former Unison Engine Components, Inc., Facility, 2017). The highest PCB concentrations were observed along the building wall and results of post-excavation sampling indicated that residual soil with elevated concentrations remained in the northern portion of the Transformer Yard excavation at depths greater than 7.5 feet bgs. Further excavation beyond 7.5 feet bgs would have compromised the integrity of the building and therefore could not be safely conducted. Accordingly, the excavation was backfilled and covered with an EPA-approved cap for PCBs. The EPA-approved cap eliminates any exposure pathways to soils with residual PCB impacts. The building eliminates any exposure pathways to soils below the floor slab with residual PCB impacts. The EPA-approved cap at the Site as shown in Exhibit B of the Environmental Covenant.

OBJECTIVES and PURPOSE

This SMP applies to future invasive work at the site. The objectives of this SMP are to:

- (a) protect occupants, and construction workers involved in invasive (e.g., trenching, grading) work at the Site;
- (b) safeguard the EPA-approved cap and floor of the manufacturing building
- (c) ensure proper handling, sampling and analyses, storage and disposal, if necessary, of soil which may be excavated in connection with future invasive work in areas of the site subject to this SMP (whether or not replaced back into the excavation, re-used on site, or disposed off-site).

To attain these objectives, current and future Site owners and operators, and their contractors must fully understand the EPA-approved cap and floor of the manufacturing building in-place at the Site, not disturb those EPA-approved cap and floor of the manufacturing building unless necessary, and follow procedures as described in this SMP when disturbing soils beneath the EPA-approved cap and floor of the manufacturing building.

The purpose of this SMP is to define procedures to determine if contaminated soil is present at the location(s) of invasive work and determine if the concentration of contaminants, if any, are of concern to Site construction workers and/or occupants.

Activities covered by this plan include, but are not limited to the following:

- Any construction or other human activity which disturbs the surface of the EPA-approved cap or floor of the manufacturing building including, but not limited to, any and all excavations for landscaping; utility installation, repair or maintenance in these areas;
- Onsite sidewalk, hardscape or road repair, maintenance or installation activities, and;
- The moving, depositing, stockpiling, or storing of soil, rock or earth materials resulting from any invasive soil disturbance activity.

SOIL MANAGEMENT PROCEDURES

General

The focus of this soil management plan is to determine whether chemical constituents have adversely impacted soils planned for excavation and, if so, set out procedures for excavating and handling excavated soils determined to be impacted. These procedures do not include steps to locate underground utilities, control dust, meet Occupational Safety & Health Administration (OSHA) requirements or provide specifications for backfill as they are outside the scope of this SMP and the responsibility of the Site owners and operators, and their contractors. In addition to the procedures outlined below, all Federal, State and local requirements applicable to the activities covered by this plan should be adhered to.

Soil Excavation Zone – Screening for Potential Impacts

The soil excavation zone (SEZ) is defined as the area and depth where any soil excavation (soil invasion) is planned. This could be as simple as excavating to plant or replace shrubbery or complex as excavating and grading to place a building foundation in connection with property redevelopment or new construction activities at the property. Regardless of the type of excavation, the steps below must be followed each time a SEZ is defined.

1. If the EPA-approved cap and/or floor of the manufacturing building at the Site will be impacted by the soil invasion, the facility Environmental Manager must be consulted to authorize the excavation and ensure adherence to this SMP.
2. Location and dimensions of the proposed excavation must be compared to existing Site soils data to determine whether the SEZ is known to be impacted by residual contamination.
 - a. If data specific to the SEZ shows the SEZ is not impacted from chemical constituents and the excavation will not impact any remedial systems on the Site, excavation may proceed.
3. Should chemical data show the SEZ is impacted, soils to be excavated must be handled and disposed of according to Pennsylvania Department of Environmental Protection

(PADEP) and EPA requirements. An excavation under these conditions must be completed by qualified individuals and contractors.

4. Should no chemical data exist for a particular SEZ, characterization of the soils to be excavated must be completed prior to excavation (see Soil Characterization Sampling section below). Following receipt of the soil sample analyses, specific procedures, if necessary, for excavating, handling and disposal of the soils must be developed.

Emergency Earth Disturbance

There may be situations requiring subsurface disturbance on an emergency basis, such as repairing a broken water line, gas line, etc. In these instances evaluating the SEZ for chemical impacts prior to excavating may not be feasible. For emergency situations, the following procedures are to be implemented:

1. If the EPA-approved cap and/or floor of the manufacturing building at the Site will be impacted by the soil invasion, the facility Environmental Manager must be consulted to authorize the excavation and ensure adherence to this SMP.
2. All materials excavated for the emergency must be examined for the presence of staining, odors or other visual or olfactory indicators of potential contamination. This should include screening soils using an organic vapor analyzer.
3. Any material excavated for the emergency must be stockpiled securely (i.e., on plastic and covered by plastic or placed in a water tight roll off dumpster).
4. Prior to placing soils back into the excavation, existing soil data must be reviewed to determine whether the soils are impacted above the relevant PADEP or EPA hazardous waste thresholds, PADEP soil screening levels and/or approved risk-based levels for properties in commercial/industrial use (which may consider application of Institutional Controls).
 - a. If the soils are known to be impacted above the relevant PADEP or EPA hazardous waste thresholds they must be handled according to PADEP requirements; this may consist of removing soils impacted above the relevant thresholds for off-site disposal, or, depending on risk analysis, may consist of protective re-use of soil on-site pursuant to appropriate land use controls.
 - b. If data does not exist for the excavated soils, the soils must be characterized according to the Soil Characterization Sampling section of this document and PADEP Management of Fill Policy 258-2182-773 (2010).
 - c. If the soils are not impacted above the applicable PADEP MSCs or above an approved risk-based level for properties in commercial/industrial use, the soil can be re-used on site.

Soil Characterization Sampling:

The purpose of sampling SEZ soil is to determine if contaminants are present in the soils at a concentration of concern. This must be determined by collection and analysis of soil sample[s]

and comparing the results to the relevant PADEP or EPA hazardous waste thresholds, PADEP MSCs and/or approved risk-based levels. Sample collection and analyses should follow the procedures outlined below:

1. All soil samples must be collected in accordance with the procedures established by the PADEP.
2. All sample analysis must be in accordance with applicable PADEP guidance (PADEP Land Recycling Program, Technical Guidance Manual, 2002 or as revised).
3. All analysis must be provided by a laboratory that is certified in Pennsylvania for each specific analysis that is required.
4. The results of the sample analyses must be compared to the relevant PADEP or EPA hazardous waste thresholds, PADEP soil screening levels and/or approved risk-based levels (PADEP Land Recycling Program, Statewide Health Standards, 2016 or as revised).
5. Any sample exceeding relevant PADEP or EPA hazardous waste thresholds, PADEP soil screening levels and/or approved risk-based levels for properties in commercial/ industrial use indicates further investigation or analysis is required and the affected soil should be removed and properly disposed or re-used on site in a protective manner pursuant to appropriate land use controls (PADEP, 258-2182-773, Management of Fill Policy and guidance, 2010 or as revised).

EPA-Approved Cap:

The condition of the EPA-approved cap the site will be inspected biennially. The inspector will look for cracks, heaving, shrinkage, potholes, depressions, rutting, disintegration, or other damage which exposes soil beneath the cap and may result in exposure of site workers or visitors to soils. The assessment will include recommendations for repairs or maintenance of the cap, if appropriate.

Contacts

Wyman-Gordon Pennsylvania, LLC
Ruth A. Beyer
Senior Vice President, General Counsel and Secretary
4650 SW Macadam Avenue, Suite 400
Portland, OR 97239-4242
Office: (503) 946-4778